

RESOLUTION NO. R-2014-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TYLER, TEXAS AGREEING TO THE SALE OF CERTAIN PROPERTY LOCATED AT 3411 BALDWIN DRIVE, WITHIN TYLER CITY LIMITS AND OWNED BY TAXING ENTITIES INCLUDING THE CITY OF TYLER AS THE RESULT OF A TAX SALE: AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, The taxing entities, including the City of Tyler, Smith County, Texas, have become the owners of certain real property by virtue of the foreclosure sale conducted by the Sheriff pursuant to an order of the District Court as set out in the attachments described below: and

WHEREAS, all taxing entities involved in the below-referenced causes must consent to the sale of the described real property; and

WHEREAS, it is to the benefit of all taxing entities involved that the property be returned to its respective tax rolls;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TYLER, TEXAS:

PART 1: That the Mayor be and is hereby directed and authorized to execute the deed and any and all documents necessary to convey the real property referred to in a District Court Order in CAUSE NO.23,145-B: BEING LOT NO. 6, NCB 687-I OF THE BRADSHAW HEIGHTS ADDITION, UNIT NO. 3, ALSO KNOWN AS 3411 BALDWIN DRIVE, IN THE CITY OF TYLER, SMITH COUNTY, TEXAS ACCORDING TO THE PLAT OF SAID ADDITION RECORDED IN VOLUME 2, PAGE 203 OF THE PLAT RECORDS OF SMITH COUNTY, TEXAS, AND AS DESCRIBED IN WARRANTY DEED RECORDED IN CLERK'S FILE NO. 2007-R00023362, ON INSTRUMENT FILED MAY 14, 2007, DEED RECORDS OF SMITH COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE ROLLS AND RECORDS UNDER ACCOUNT NUMBER 150000068709006000 to the buyer for and in consideration of the cash bid; all as described in the attached Exhibit "A", said monies to be distributed pursuant to Section 34.05 of the Texas Property Tax Code.

PART 2 : That this resolution shall take effect immediately upon adoption.

ADOPTED this 14th day of May, 2014.


BARBARA BASS, MAYOR OF
THE CITY OF TYLER, TEXAS

ATTEST:


CASSANDRA BRAGER, CITY CLERK  DEBORAH G PULLUM, CITY ATTORNEY

APPROVED:



EXHIBIT "A" TO RESOLUTION R-2014-12

Cause No.	23,145-B
Date of Tax Sale	April 3, 2012
Taxes Due:	\$2,800.32 Tyler Independent School District
	\$1,361.30 Smith County
Adjudged Value	\$8,320.00
Acct. No.	1-50000-0687-09-006000
Present Bid	\$2810.00
Bidder	Dennis Walker 8938 Hwy 110 N. Tyler, Texas 75704

PROPERTY DESCRIPTION

BEING LOT NO. 6, NCB 687-I OF THE BRADSHAW HEIGHTS ADDITION, UNIT NO. 3, IN THE CITY OF TYLER, SMITH COUNTY, TEXAS ACCORDING TO THE PLAT OF SAID ADDITION RECORDED IN VOLUME 2, PAGE 203 OF THE PLAT RECORDS OF SMITH COUNTY, TEXAS, AND AS DESCRIBED IN WARRANTY DEED RECORDED IN CLERK'S FILE NO. 2007-R00023362, ON INSTRUMENT FILED MAY 14, 2007, DEED RECORDS OF SMITH COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE ROLLS AND RECORDS UNDER ACCOUNT NUMBER 150000068709006000

THE STATE OF TEXAS
COUNTY OF SMITH

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§

RESALE DEED

KNOW ALL MEN BY THESE PRESENTS that SMITH COUNTY, CITY OF TYLER, TYLER INDEPENDENT SCHOOL DISTRICT and TYLER JUNIOR COLLEGE each acting by and through its duly elected official ("GRANTOR") as authorized by Section 34.05, Texas Property Tax Code, for and in consideration of the sum of TWO THOUSAND EIGHT HUNDRED TEN DOLLARS, AND 00/100 (\$2,810.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid by Dennis H. Walker ("GRANTEE") the receipt of which is hereby acknowledged and confessed, has conveyed and quitclaimed and by these presents do convey and quitclaim unto said grantee all right, title and interest of the SMITH COUNTY, CITY OF TYLER, TYLER INDEPENDENT SCHOOL DISTRICT and TYLER JUNIOR COLLEGE, in the property herein conveyed, acquired by tax foreclosure sale heretofore held in Cause No. 23, 145-B styled State of Texas, Tyler Independent School District vs. Johnny D. Roland, Sr., Et Al said property being described as:

BEING LOT No. 6, NCB 687-I OF THE BRADSHAW HEIGHTS ADDITION, UNIT No. 3, IN THE CITY OF TYLER, SMITH COUNTY, TEXAS ACCORDING TO THE PLAT OF SAID ADDITION RECORDED IN VOLUME 2, PAGE 203 OF THE PLAT RECORDS OF SMITH COUNTY, TEXAS, AS DESCRIBED IN WARRANTY DEED RECORDED IN CLERK'S FILE NO. 2007-R00023362, ON INSTRUMENT FILED MAY 14, 2007, DEED RECORDS OF SMITH COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF SMITH COUNTY UNDER ACCOUNT NUMBER 150000068709006000.

This conveyance is made and accepted subject to the following matters to the extent that the same are in effect at this time: any and all rights of redemption, restrictions, covenants, conditions, easements, encumbrances and outstanding mineral interests, if any, relating to the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or governmental authorities, if any but only to the extent that they are still in effect, relating to the hereinabove described property.

TO HAVE AND TO HOLD said premises, together with all and singular the rights, privileges and appurtenances thereto in any manner belonging unto the said Dennis H. Walker, their heirs and assigns forever, so that neither SMITH COUNTY, CITY OF TYLER, TYLER INDEPENDENT SCHOOL DISTRICT and TYLER JUNIOR COLLEGE, and any person claiming under it shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Grantee accepts the property in "AS IS" condition and subject to any environmental conditions that might have or still exist on said property.

Post judgment taxes and taxes for the current year are assumed by Grantee.

IN TESTIMONY WHEREOF, the taxing authorities herein have caused these presents to be executed this the 8th day of April, 2014.

SMITH COUNTY for itself and the STATE OF TEXAS

Joe Baker
Joe Baker

SMITH COUNTY JUDGE

STATE OF TEXAS

COUNTY OF SMITH

BEFORE ME, the undersigned authority, on this day personally appeared

Joel Baker, County Judge, of the State of Texas, County of Smith, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this
8th day of APRIL, 2014.

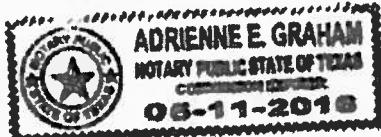
Adrienne Graham

NOTARY PUBLIC, in and for the STATE

OF TEXAS, my commission expires:

05-11-2016

(Seal)



Grantee:
Dennis H. Walker
8938 HWY 110 N
Tyler, Texas 75704

Return to:
Perdue, Brandon, Fielder, Collins and Mott, LLP
P.O. Box 2007
Tyler TX 75710-2007